



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

April 7, 2021

THIRD STREET architecture
Sarah Snouffer
2619 3rd Street, NE
Washington, DC 20002
202.670.6292
sarah@thirdstreetarchitecture.com

Re: 3700 Harrison Street, NW
Lot 1877, Square 0042
Zoning Confirmation

Dear Ms. Snouffer,

This letter will confirm the substance of the PDRM held with my staff on April 7, 2021. As presented during the meeting, the currently is a single family, detached home with two build restriction lines (one on Harrison Street NW and Chevy Chase Parkway NW). The subject property is in the R-1-B Zone. The project proposes to renovate the existing footprint of the house at the first and second levels and to extend the footprint with a side and rear addition and third story addition. We are proposing a projection beyond the build restriction lines with a bay at the second and third floor at Harrison Street NW building restriction line and projection at Chevy Chase Parkway NW building restriction line. As discussed, I confirm the project's compliance with respect to the zoning criteria under 12 DCMR as noted below.

12A - 3202.6 Street on which projections are prohibited:

Neither Harrison Street NW and Chevy Chase Parkway NW are listed.

12A - 3202.7 General Restrictions:

- **3202.7.1 Limitations based on street width:** projects are not allowed on streets less than 60 feet wide - existing distance between building restriction lines across Harrison Street NW is 60'-8" and across Chevy Chase Parkway NW is approximately 63 feet.
- **3202.7.1.1 Minimum Clearance to curb line:** ten feet from outer face of projects to curb line for streets 60 to 80 feet wide:

Applicable Zoning Criteria Analysis

<u>Criteria</u>	<u>DCMR Reference</u>	<u>Allow./Req.</u>	<u>Proposed</u>
Bldg. Height	11 DCMR D-303.1	40 feet	33'-3"
Bldg. Stories	11 DCMR D-303.1	3 + basement/cellar	3 + basement Reference building height, stories and BHMP clarification/determination discussion below.
Lot Occ.	11 DCMR D-304.1	40%	30.4% At grade patios, walls, driveways, pools, etc. do not count. House, accessory building, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.
Front Yard	11 DCMR D-305	Building Restriction Line along Harrison Street NW Proposing bay at second and third floor that projects beyond building restriction line.	
Rear Yard	11 DCMR D-306	25 feet	>25 feet
Side Yard	11 DCMR D-206	8 feet	see below West Side Yard: Existing building is set back 5 feet from west property line. Proposed rear addition to align with existing west wall. East Side Yard: Building restriction line along Chevy Chase Parkway NW. Distance from BRL on either side of Chevy Chase Parkway NW is approximately 63 feet. Proposed setback is 11 feet from the east property line with projection over BRL.
Pervious Surface	11 DCMR D-308	50% min.	66% Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Green Area Ratio (GAR) does not apply to the R-1-B zone.

I have reviewed the attached Preliminary Concept Sketch and concur that the project complies with the applicable Zoning Regulations for the R-1-B Zone and 12 DCMR.

Accordingly, when the building permit is filed for, I will approve the consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Sincerely, _____
Matthew LeGrant
Zoning Administrator

Attachments –
2021.04.06_DANILOVA_PLAT
2021.04.06_DANILOVA_ZONING PDRM DWGS

Zoning Technician: Jeannette Anderson

File: Det Let re 3700 Harrison Street, NW to Snouffer on 04-07-2021